GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Rayalam Panchayath - Change of land use from Agricultural land use to Industrial use to an extent of 19364.89 Sq.Mts in R.S.No.216/1,2, 219/3,4 & 220/3 A, 3 B of Rayalam Village in West Godavari District as applied by M/s.Jamsun Energy Pvt. Limited – Draft Variation – Confirmation Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTM

G.O.MS.No. 287 **Dated: 10-11-2016**

Read the following:-

Ref:-1. From the DTCP, A.P., Guntur, Lr.Roc.No.6210/2015/ R2, dated:11.12.2015.
2. Government Memo No.128758/H1/2016, dt:08.01.2016.
3. From the Director of Industries, AP, Hyderabad, Lr.No.29/1/ 2016/ 353, dt:03.05.2016.
4. Govt. Memo No.128758/H1/2016, dated:14.06.2016.
5. From the DTCP, AP, Guntur, Lr.Roc.No.6210/2015/R2, dated:31.08.2016.
6. Government Memo No.11411/I2/2011, MA & UD (I2) Department, Dated:30.06.2012.
7. Govt. Memo No.128758/H1/2016, dated:14.09.2016.
8. Andhra Pradesh Gazette No.677, Dated:16.09.2016.
9. From the DTCP, AP, Guntur, Lr.Roc.No.6210/2015/R2, Dated:27.10.2016.

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ORDER:

The draft variation to the land envisaged in Bhimavaram General Town Planning Scheme, issued in reference 7th read above, was published in Extraordinary Andhra Pradesh Gazette No.677, Dt:16.09.2016. The Director of Town & Country Planning, AP, Guntur in the reference 5th read above has reported that the Panchayath Secretary, Rayalam Gram Panchayath has informed that the applicant has paid an amount of Rs.1,16,190/- towards development charges and in the reference 9th read above also reported that the Panchayath Secretary, Rayalam Gram Panchayath has published the draft variation notification in two Daily News papers i.e., one in Deccan Chronicle in English version and one in Eenadu in Telugu version. On publication of notification, no suggestions / objections received from the public within the stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Guntur.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Regional Deputy Director of Town Planning, Rajamahendravaram, E.G. District.
The Panchayat Secretary, Rayalam Gram Panchayat, Bhimavaram, W.G. District.

Copy to:

The individual through the Panchayat Secretary, Rayalam GP, Bhimavaram, W.G. Dist.
The District Collector, West Godavari.
SF/SC.

// FORWARDED : BY ORDER //

SECTION OFFICER

P.T.O.,

APPENDIX
NOTIFICATION

The following draft variation to the Bhimavaram General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.951, MA., dated:27.11.1987 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.216/1, 2; 219/3P, 4P and 220/3A(P), 3B of Rayalam Gram Panchayat, Bhimavaram Mandal to an extent of 19364.89 sq.mts., the boundaries of which are as shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master Plan) of Bhimavaram sanctioned in G.O.Ms.No.951, MA Dt:27.11.1987 is now designated for Industrial use by variation of change of land use basing on the Council Resolution No.28, dated:12.08.2015 as marked as "A to L" in the revised part proposed land use map bearing G.T.P. Map No.26/2016/R available in the Rayalam Gram Panchayat Office, **subject to the following conditions that;**

1. The applicant shall not disturb the alignment of Rayalam Drain which is situated on Western boundary
2. The applicant shall provide Buffer towards water body on Western boundary as per G.O.Ms.No.168, MA&UD Dept., dt:07.04.2012.
3. The applicant shall be demolished existing structures in the proposed site.
4. The applicant shall obtain prior technical clearance from competent authority before commencement of any developmental activity at the site under reference
5. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Agricultural Land & Government Land.
East	:	Existing Industry & 40'-0" wide Joint Road.
South	:	Agricultural Land.
West	:	Rayalam Drain

// FORWARDED :: BY :: ORDER //

SECTION OFFICER